

**BRIGHAM CITY PLANNING COMMISSION
TUESDAY, AUGUST 01, 2006
BRIGHAM CITY COUNCIL CHAMBERS**

PRESENT:	Kevin Lane	Chairman
	Reese Nielsen	Vice-Chairman
	Deen Coleman	Commissioner
	Bill McGaha	Commissioner
	Joan Peterson	Commissioner
	Barbara Poelman	Commissioner
CITY STAFF:	Mark Teuscher	City Planner
	Eliza McGaha	Administrative Secretary
EXCUSED:	Steve Hill	City Council Liaison
	Patti Ellis	Commissioner
	David Hipp	Alternate

AGENDA:
WORK SESSION – AGENDA REVIEW

PLEDGE OF ALLEGIANCE

APPROVAL OF THE JULY 18, 2006 MEETING MINUTES

APPLICATION #2832 / APPLICATION FOR SUBDIVISION / NORTH 40 PHASE III / 665 WEST 1190 NORTH / SCOTT W. MITCHELL

APPLICATION #2835 / GENERAL PLAN AMENDMENT FOR WEST FOREST STREET / BRIGHAM CITY CORPORATION

APPLICATION #2798 / PEDESTRIAN SIDEWALK MASTER PLAN / BRIGHAM CITY CORPORATION

PUBLIC INPUT:

DISCUSSION: ORDINANCE DEALING WITH NON-RESIDENTIAL BUILDINGS

Chairman Lane opened the meeting at 6:30 p.m. Mark Teuscher led the Pledge of Allegiance.

The minutes were unavailable for approval.

MOTION: A motion was made by Commissioner Poelman to continue the approval of the minutes of July 18, 2006 until the August 15, 2006 meeting. The motion was seconded by Commissioner Coleman and passed unanimously.

APPLICATION #2832 / APPLICATION FOR SUBDIVISION / NORTH 40 PHASE III / 665 WEST 1190 NORTH / SCOTT W. MITCHELL

This is the final phase of North 40 in this section. Originally the 5-acre plat was vacated as part of the original preliminary. In this phase some additional land is being added to make it a full right-of-way so three lots can be developed. The roadway is owned by Max Reeder and Scott Mitchell. They have an agreement. The City will need a copy of the agreement between Mr. Mitchell and Mr. Reeder as to what improvements will be done and who will be paying for them. There is one specific issue on 600 West. This street starts and ends at a west coordinate but in the middle it

turns into a north/south coordinate. Some of the lots on 600 West will have a coordinate greater than 665 West. The best solution may be to make it a named street. There are some technical items that Staff needs to resolve. The plat vacation is a County issue so if the Commission chooses to approve this item and move it on it will need to be made subject to that vacation being done and a copy of the written agreement will need to be secured. A specific motion needs to be made for Lots 86r and 92r. Those lots meet frontage requirements in the front but not in the back so they will have to go to the Board of Adjustments for a variance. That will need to be completed before going to the City Council.

Commissioner Nielsen asked if all these issues had been raised with the applicants and if they had any concerns with compliance. Mr. Teuscher said he had met with both Mr. Mitchell and Mr. Reeder.

Chairman Lane asked Mr. Mitchell if he had anything to add. Mr. Mitchell commented that he would like it to be approved.

MOTION: A motion was made by Commissioner Coleman to forward on the City Council for approval **APPLICATION #2832 / APPLICATION FOR SUBDIVISION / NORTH 40 PHASE III / 665 WEST 1190 NORTH / SCOTT W. MITCHELL** based on the finding of fact that the applicant shall comply with Utah Code 10-9A and Brigham City Code Chapter 25 Subdivision Ordinances and such use will not under the circumstances of the particular case be detrimental to the health, safety and general welfare of persons residing or working in the vicinity or injurious to property and so forth and findings of fact as stated including the plat vacation, written agreement and Board of Adjustments. The lots that are not in compliance, lots 86r and 92r need to get approval from the Board of Adjustments for a variance. All Staff and Engineering comments will be complied with. The motion was seconded by Commissioner Peterson.

DISCUSSION: Commissioner Poelman asked if the letter between the two individuals needed to be specific. Mr. Teuscher replied that it did not. We only need a copy to show that they have worked that issue out. Commissioner Nielsen asked if it was clear that all Staff and Engineering comments were to be complied with. Chairman Lane clarified that it was included.

The motion passed unanimously.

APPLICATION #2835 / GENERAL PLAN AMENDMENT FOR WEST FOREST STREET / BRIGHAM CITY CORPORATION

Paul Larsen, Brigham City Economic Development Director, came forward to present this application.

Commissioner Nielsen said that a lot of the Commissioners have attended some of the meetings that discussed West Forest Street and recognized that this is not what the General Plan was written around and at some point it would need to be revised, amended or appended to bring this vision into the General Plan. He asked Mr. Larsen what he and Mr. Teuscher thought would be the appropriate mechanism for doing that. It seems to him that there are some things in there that need to be amended as far as what has been defined as various land use categories for various parcels along there. Would it be more advisable to add an appendix that states changes are superseded by additional attachments or actually go in to all appropriate sections and amend that way?

Mr. Teuscher replied that the Mayor directed him to put the West Forest Street plan into the General Plan, identifying it and making references to it, before it went to City Council for adoption. We could go in and write a specific section on West Forest, probably in the commercial section, and reference it back to an appendix and include all of the reference material in the

appendix or just reference it and amend pieces of the General Plan. On the map, a boundary should probably be created and referenced to the map.

Commissioner Nielsen stated that the difficulty he sees with putting it in the commercial section is that residential areas have also been identified in the West Forest corridor. Mr. Teuscher said that mixed use areas are already outlined in the General Plan. The Council did not amend the plan and a public hearing was held. The minor changes were agreed upon by the Mayor and City Council.

Mr. Larsen stated that the intent here is to give the Commission an overview of where things are at and then move into public hearings. The Genesis of this goes back a couple of years as they worked on establishing project areas to promote economic development and redevelopment in Brigham City. Two of those project areas ended up being on West Forest Street. From the area nearest to Interstate 15 a redevelopment project area was established and from about 1200 West to the railroad an economic development project area was established. At that time they were trying to spur and help support growth in those areas. They felt they needed some guidance as to what the future of that corridor is. They put together a request for proposals, funded with study through the Redevelopment Agency.

(The second side of the recorded tape is defective and inaudible)

Mr. Larsen continued with his presentation to the Planning Commission. The Commission then directed Staff to prepare the proposed changes to the General Plan to be ready for the August 15, 2006 meeting and to schedule a public hearing for the first meeting in September.

MOTION: A motion was made by Commissioner Nielsen to continue **APPLICATION #2835 / GENERAL PLAN AMENDMENT FOR WEST FOREST STREET / BRIGHAM CITY CORPORATION** until the August 15, 2006 meeting. The motion was seconded by Commissioner Coleman and passed unanimously.

APPLICATION #2798 / PEDESTRIAN SIDEWALK MASTER PLAN / BRIGHAM CITY CORPORATION

MOTION: A motion was made by Commissioner Nielsen to continue **APPLICATION #2798 / PEDESTRIAN SIDEWALK MASTER PLAN / BRIGHAM CITY CORPORATION** until the August 15, 2006 meeting. The motion was seconded by Commissioner Poelman and passed unanimously.

PUBLIC INPUT:

There was no public input.

DISCUSSION: CHAPTER 29.12 / SENSITIVE OVERLAY ZONE

MOTION: A motion was made by Commissioner Poelman to adjourn. The motion was seconded by Commissioner Coleman and passed unanimously.

The meeting adjourned at 7:35 p.m.

This certifies that the minutes of August 01, 2006 are a true and accurate copy as approved by the Planning Commission on _____.

*Signed: _____
Jeffery R. Leishman, Secretary*